

11/3/08 - Monday, November 3, 2008

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of November 3, 2008

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. FitzGerald, Kayser, Duax, Larson, Seymour, Pearson, Kaiser

Staff Present: Messrs. Tufte, Reiter, Genskow, Ivory

The meeting was chaired by Mr. Kaiser.

1. REZONING (Z-1431-08) “ R-1 to R-2P, 3004 Pine Lodge Road

Herm Johnson has submitted a request to rezone his property at 3004 Pine Lodge Road from R-1 to R-2P with a conditional use permit for a duplex. The property has existing duplex condos to the north and duplexes across the street to the east. Parking for a duplex is provided on site already. Mr. Tufte stated that the Assessor™s office has the property listed as a single-family home with a second kitchen in the basement.

Mr. Herm Johnson appeared in support and no one appeared in opposition.

Mr. FitzGerald moved to recommend approval of the rezoning and the conditional use permit. Mr. Kayser seconded and the motion carried.

2. REZONING (Z-1432-08) “ Chapter 17, Subdivision Code Amendment, Land Disturbance

Mr. Tufte presented an amendment to Chapter 17, Subdivision Code, pertaining to land disturbance activities within environmentally sensitive areas. The amendment codifies existing policies pertaining to development of environmentally sensitive areas, based on DNR prohibitions. The City presently prohibits the development of wetlands, floodplains, and areas of 20% or greater slope. This amendment is an important initial step for the City to address the grading of areas without prior approvals from the City. A broader grading and erosion control ordinance will be brought forward this winter by Public Works.

No one appeared in support or opposition.

Mr. Duax moved to recommend approval. Mr. Kayser seconded and the motion carried.

3. REZONING (Z-1433-08) “ R-3 to R-3P, Ridgeview Drive

Mr. Kaiser stated that this item has been requested for withdrawal by the applicant, but allowed for public comment since the item was noticed in the media.

No one appeared for comment.

Mr. Pearson moved to accept the withdrawal of the application. Mr. FitzGerald seconded and the motion carried.

4. REZONING (Z-1436-08) “ Chapter 17, Subdivision Code Amendment, Development Agreements

The City Director of Finance has submitted a request to amend Chapter 17, Subdivision Code, to establish a development review fee. The review and approval of development agreements for public improvements involves 3 phases. The first is an agreement preparation, followed by the infrastructure plan review and finally the administration of the actual agreement to completion of the construction. This ordinance amendment proposes fees to cover the City™s costs for each of the phases.

Mr. Duax stated that this is the first he has heard of this new proposal and questioned the public discussion of this.

Rick Parmeter, Chippewa Valley Homebuilders Association, stated that he had just heard of this proposal this afternoon and the board has not had an opportunity to determine the impact of these fees or to take a position. He requested that this be tabled to allow for discussion.

Mr. FitzGerald stated that because no prior public comment has been sought, that this item could be combined with the discussion on the parkland fee item since mostly the same people will be affected. Mr. FitzGerald then moved to recommend to the City Council that they add this fee study to the same review with the parkland dedication fee committee. Mr. Pearson seconded and the motion carried. Mr. Larson voted no.

5. CONDITIONAL USE PERMIT (CZ-0841) “ Garage, 2805 Vine Street

David Koutney has submitted a request to allow an addition to his home, which includes a 26™ x 26™ garage area located at 2805 Vine Street. The property has an existing large detached building to the rear of the residence. A conditional use permit was granted to Mr. Koutney in 1997 for a home occupation. A condition included the maintenance of the site. Inspection of the property noted several violations with material refuse piles behind the building.

Mr. Koutney stated that he has already been issued permits for removal of an older garage and a patio roof covering. He is proceeding with the clean-up of the property as required by the City of Eau Claire.

No one appeared in opposition.

Mr. FitzGerald moved to approve the conditional use permit with the condition listed in the staff report and adding that no permit be issued until the property is brought into compliance with the 1997 conditional use permit. Mr. Person seconded and the motion carried.

6. SITE PLAN (SP-0836) “ 4-plex, 2214 First Street

Everett Blakeley has submitted a site plan for a 4-plex to be located at 2214 First Street. The site plan shows 4 one-bedroom units with the required parking for 6 cars. Mr. Blakeley stated that this type of unit has been popular with renters.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report. M. Kayser seconded and the motion carried.

7. SITE PLAN (SP-0842) “ Bedroom Addition, 815 Barland Street

Stephen Friederichs has submitted a site plan for a bedroom addition with parking for a lodging house at 815 Barland Street. The property is an existing duplex with 4 parking stalls. The new lodging unit has a required parking of 4 stalls, which brings the total parking needed to 6 stalls. The applicant has proposed adding 2 stalls next to the garage. Steve Friederichs stated that he could add 5-6 feet of width to the existing rear lot to make the space adequate for two cars.

Everett Blakely stated that he has no problem with this proposal but he felt he was denied a similar opportunity on Barland Street with a two-unit addition to the rear of a larger apartment building.

Mr. FitzGerald moved to approve the site plan with the condition in the staff report, adding a second condition that the owner provides an additional 5TM of width to the existing rear parking area. Mr. Duax seconded and the motion carried. Mr. Seymour voted no.

8. SITE PLAN (SP-0843) “ Duplex, W. Shorewood Drive

Steve Wurzer has submitted a site plan for a duplex on Lot 8, Shorewood Haven West Addition. The site plan notes 3-bedroom units with single-car garages and a surface parking stall on each side of the garage. These units will be rented to handicapped persons, of which most are unable to drive. The building is set back 60TM from the front lot line as required.

Fred DesForges, owner; Steve Wurzer, builder; and Carrie Heath, realtor, all appeared in support. They noted that other units might be built on adjacent lots.

Mr. Duax moved to approve the site plan with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried.

9. DISCUSSION

A. Water Street Commercial District Plan

Mr. Ivory presented a draft of a proposed Water Street Commercial District Plan. A plan for the area was originally prepared in 1982. Through a request by the Business Improvement District, the Plan Commission initiated an update of the plan in 2007. A 14-member citizens committee was appointed to develop the plan. Several meetings and surveys have been conducted in order to gather public input into the plan. The draft is completed and meetings have been held with the Historic Randall Park Neighborhood Steering Committee and property owners to discuss the recommendations of the plan. Mr. Ivory mentioned two recommendations in particular which the staff are seeking Plan Commission input. One relates to vehicle drive-up windows and services within the planning area. The second relates to conditional use permits for alcohol licensed taverns and restaurants. The Committee has made recommendations to the Plan Commissions on these.

Lisa Aspenson spoke about working with the City on pedestrian and traffic safety in the Water Street area. She noted the mid-street signs have helped slow traffic. Next year their use will be expanded.

John Mogensen addressed the commission on the recommendation for allowing curb cuts for drive-up services by conditional use permit. He feels that Water Street, except for the 400 block, should be allowed the opportunity to have drive-ups considered. Mr. Mogensen added that mixed-use commercial along Water Street to the west of 6th Avenue should be allowed.

Mr. Ivory stated that he will prepare drafts containing the committeeTMs recommended options for a public hearing. The other options will also be presented separately in order to provide for public comment. The hearings will be scheduled for early 2009.

B. Sustainability, Comprehensive Plan Amendment

Mr. Tufte reminded the commission that another meeting is scheduled for Thursday, November 6, 2008, at the RCU building to work on the amendments to the Comprehensive Plan for issues on sustainability.

10. MINUTES

The minutes of the meeting of October 20, 2008, were approved.

Fred Waedt
Secretary
